



National Association of Housing and Redevelopment Officials

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February 1, 2008

The Honorable Albio Sires
United States House of Representatives
Washington D.C. 20515

Dear Representative Sires:

On behalf of the more than 22,000 members of the National Association of Housing and Redevelopment Officials (NAHRO), I am pleased to join with our industry colleagues the Public Housing Authority Directors Association (PHADA) and the Council of Large Public Housing Agencies (CLPHA) in formally expressing our strong support for House passage of H.R. 3521, "The Public Housing Asset Management and Improvement Act."

We believe H.R. 3521 contains provisions that will help ensure a responsible and practicable transition to asset management. The bill would establish a reasoned process for defining and determining management and related fees and a suitable transition period for implementing them. The bill also addresses concerns expressed by NAHRO and our industry colleagues with regard to the practicality and cost-effectiveness of asset management for local housing agencies with fewer than 500 public housing units. We believe H.R. 3521 correctly makes the transition to asset management optional for agencies with portfolios of this size. The legislation also confirms current law enabling the use of capital fund dollars used for operating purposes as permitted for central office costs.

Finally the legislation reaffirms current statute with respect to the right of residents to provide input and participate in the development of local agency policies.

NAHRO maintains that the provisions contained in H.R. 3521 are necessary and would, upon final enactment, resolve some of the more difficult and problematic concerns expressed by our members with regard to the transition to asset management as defined by recent HUD policies and directives. NAHRO has and will continue to work with the Department to ensure a smooth transition to public housing asset management, but strongly feels that congressional action providing clarity and certainty with respect to the items noted above is necessary and warranted.

We thank you for your leadership on this issue and stand ready to be of further assistance as appropriate.

Respectfully,

Saul N. Ramirez Jr.

President, **Renée Rooker**, SPHM; **Akinola Popoola**, PHM, Senior Vice President; **Richard Herrington, Jr.**, PHM, Vice President-Professional Development; **Bill Pluta**, Vice President-Community Revitalization & Development; **Gail Monahan**, Vice President-Member Services; **Dianne Hovdestad**, Vice President-Housing; **Carl S. Richie, Jr.**, Vice President-Commissioners; **Jane C.W. Vincent**, Vice President-International; **Saul N. Ramirez, Jr.**, Executive Director